

From: Kirstin Miller <kleighmi@flash.net>
To: <tedd@abag.ca.gov>
Date: 6/19/2005 5:39:29 PM
Subject: Ecocity Builders supports TALC's LCP platform

Joint Policy Committee
Joseph P. Bort MetroCenter
101 8th Street
Oakland, CA 94607

June 19, 2005

Dear Joint Policy Committee,

Oakland nonprofit Ecocity Builders is writing in support of the MTC and Joint Policy Committee's efforts to strengthen regional land use/transportation connections. We are particularly pleased to see a strong commitment to building up density around transit hubs.

To help ensure the best outcomes for these important policies, Ecocity Builders urges you to include the Livable Communities Platform items outlined by TALC. These guidelines will reinforce and strengthen MTC's efforts and give you a much better chance of future success. By adding a higher housing ratio, building in affordability and good design criteria, new development will be far more likely to achieve the results you are looking for.

Better to add these essentials in now rather than try for it later on, because it will become much more difficult to address these important issues successfully when faced with predictable NIMBY opposition to any significant density increases. MTC and ABAG can and should become far more proactive and responsible for smart regional planning, and we will support you in this effort.

Ecocity Builders is also aware of coming world peak oil--where demand for fossil fuel will out pace production capacity as global reserves start to run out--and what that will mean for many thousands of people trapped in low density car dependent sprawl. We also would ask that you consider even more far-reaching policies, such as centers-oriented development over corridors, car free housing, double transfer of development rights to roll back sprawl and restore agricultural lands, and ecological city design based on renewable energy sources.

The viable city of the future will be the city built for people and transit, not for cars and sprawl. We hope to work with you to help achieve that goal.

Sincerely,

Kirstin Miller
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CC: "Stuart Cohen, TALC" <info@transcoalition.org>